

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**March 13, 2007**  
**7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

<b>CHAIR: KEN LOMBARDI      VICE CHAIR: STEVE WALLACE</b> <b>MEMBERS: ROBERT ABBOTT, JAMES BONATO, LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO</b>
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**MINUTES**

[February 13, 2007](#) – Joint meeting of the Architectural Review and Planning Commissions  
[February 27, 2007](#)

## **PUBLIC HEARING ITEM**

1. TTM 07-002, MORELLO OWNERS ASSOCIATION MAJOR SUBDIVISION, 2236-2256 MORELLO AVENUE

The applicant is requesting approval of a tentative map to convert the existing multi-tenant office building from single ownership into ten (10) commercial condominium units. The project site is located thirty-five (35') feet west of the Contra Costa Canal, and 120 feet north of the Morello Avenue and Taylor Boulevard intersection. The property is zoned *NB* – *Neighborhood Business*. Assessor's Parcel Number: 152-240-020.

[Staff Report](#)

[Attachment A](#)

[Attachment B](#)

[Attachment C](#)

[Attachment D](#)

[Attachment E](#)

Project Planner: James Michaels (925) 671-5248, [Jmichaels@ci.pleasant-hill.ca.us](mailto:Jmichaels@ci.pleasant-hill.ca.us)

## **DISCUSSION ITEMS**

1. PLANNERS INSTITUTE

The Commissioners will discuss the upcoming Planners Institute to be held in San Diego March 21 – 23, 2007.

[Institute Information](#)

2. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

3. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON MARCH 27, 2007

The next meeting of the Planning Commission will be a regular meeting on Tuesday, March 27, 2007. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

**COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

Adjourn to a regular meeting of the Planning Commission on March 27, 2007, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.